

OAKHURST SOUTH TOWNHOME HOMEOWNER ASSOCIATION
1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266
Board of Directors Meeting

Held at the Rivers Restaurant (2415 S Grand Ave)
Glenwood Springs, CO 81601

July 18, 2011
5:30 p.m.

PRESENT: Lori Nelson – Board of Directors
Charmaine Boudreaux – Board of Directors
Dorren Herriot – Board of Directors
Justin Windholz – Crystal Property Management

A Board of Directors meeting was held July 18, 2011. The meeting was called to order at 5:30 pm. A quorum of the Board was established.

- Current Financials
 - The Board reviewed the June 2011 financials. After review, a motion was made to approve the financials pending one correction to the classification of an expense. The motion was seconded and approved unanimously.
- Old Business
 - The Board discussed the upcoming capital improvements at Oakhurst including the paving of both parking lots and constructing a playground. Both projects are expected to be completed in the next few weeks. The Board will keep all owners posted of the progress.
 - i. The parking lot construction for the upper lots will require owners approval. Letters will be sent to all owners advising they need to return the letters to the Board.
 - The Board discussed ideas on how to keep up to date and accurate contact information for all Oakhurst residents (tenants and owners). Additional correspondence will be sent to owners.
 - The Board discussed continued parking violations. It was agreed that these, storage violations, trash can procedures, capital improvement updates and future meeting schedule will be sent to all owners via a newsletter.
- New Business

- The Board discussed the possibility of rebuilding the trash enclosure. After discussion it was agreed that several bids would be sought for the reconstruction of the enclosure. Crystal Property Management will follow up on the project details.

With no further business the meeting was adjourned at 7:00 pm

Respectfully,

Justin Windholz
Crystal Property Management